

172.0

Map

0002

Block

0005.A

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 681,000 /

USE VALUE: 681,000 /

ASSESSed: 681,000 /

Total Card /

Total Parcel

681,000

681,000

681,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		PECK AVE, ARLINGTON

OWNERSHIP

Owner 1:	GRADY JOSHUA & NICOLE				
Owner 2:					
Owner 3:					
Street 1:	10 PECK AVE				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02476	Type:			

PREVIOUS OWNER

Owner 1:	CHOTA TOM & -		
Owner 2:	CHOTA ROSEMARY YOUNG -		
Street 1:	10 PECK AVE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains 3,850 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1961, having primarily Wood Shingle Exterior and 1728 Square Feet, with 1 Richard Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3850		Sq. Ft.	Site		0	70.	1.39	6									374,850						374,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3850.000	306,100		374,900	681,000
Total Card	0.088	306,100		374,900	681,000
Total Parcel	0.088	306,100		374,900	681,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	394.10	/Parcel:	394.1

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	306,100	0	3,850.	374,800	680,900	680,900	Year End Roll	12/18/2019
2019	101	FV	255,400	0	3,850.	369,500	624,900	624,900	Year End Roll	1/3/2019
2018	101	FV	255,400	0	3,850.	283,800	539,200	539,200	Year End Roll	12/20/2017
2017	101	FV	255,400	0	3,850.	267,700	523,100	523,100	Year End Roll	1/3/2017
2016	101	FV	229,400	0	3,850.	246,300	475,700	475,700	Year End	1/4/2016
2015	101	FV	184,100	0	3,850.	230,300	414,400	414,400	Year End Roll	12/11/2014
2014	101	FV	184,100	0	3,850.	212,100	396,200	396,200	Year End Roll	12/16/2013
2013	101	FV	182,200	0	3,850.	212,100	394,300	394,300		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHOTA TOM &	1492-19		6/27/2016		636,000	No	No		
TENNIS RICHARD	1419-141		7/19/2012		461,000	No	No		
TENNIS RICHARD	1318-36		4/11/2006	Family	10	No	No		Maureen Tennis dod 7/13/08
	658-190		1/1/1901	Family		No	No	N	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHOTA TOM &	1492-19		6/27/2016		636,000	No	No		
TENNIS RICHARD	1419-141		7/19/2012		461,000	No	No		
TENNIS RICHARD	1318-36		4/11/2006	Family	10	No	No		Maureen Tennis dod 7/13/08
	658-190		1/1/1901	Family		No	No	N	

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
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TENNIS RICHARD	1318-36		4/11/2006	Family	10	No	No		Maureen Tennis dod 7/13/08
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BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/25/2017	1246	New Wind	2,450	C				
2/18/2014	120	Manual	16,000	C				
1/9/2013	30	Redo Bat	11,000	C				
11/21/2012	1539	Redo Bat	11,000	C				
3/17/2011	165	Manual	774					INSULATION

ACTIVITY INFORMATION

Date	Result	By	Name
5/2/2017	SQ Returned	EMK	Ellen K
7/14/2015	Permit Insp	PC	PHIL C
3/13/2014	Info Fm Prmt	EMK	Ellen K
5/16/2013	Info Fm Prmt	EMK	Ellen K
4/12/2013	Info Fm Prmt	MM	Mary M
10/27/2008	Meas/Inspect	345	PATRIOT
11/10/2000	Hearing N/C	189	PATRIOT
1/27/2000	Inspected	276	PATRIOT
12/8/1999	Measured	256	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

___/___/___

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

aprob

2021

